



5068 Whitelaw Road, Unit 2B | Guelph, ON

Office Space in Guelph **For Lease**

Will Kissick
Sales Representative
Kitchener, ON
+1 519 904 2202
will.kissick@colliers.com



Accelerating success.

Property Overview

6,588 SF of bright and versatile office space located just minutes from Guelph at the intersection of Highway 124 and Whitelaw Road.

Featuring a practical layout, generous parking, and convenient access to regional highways, this space provides an ideal environment for businesses looking to expand their operations in a professional and easily accessible location.

Address 5068 Whitelaw Road, Unit 2B
Guelph, ON

Rentable Area 6,588 SF

Available Immediate

Asking Lease Rate \$13.57 Net PSF

Additional Rent \$5.02 PSF





Property Highlights



Prime Location

Easily accessible by regional highways



High Quality Space

Bright and versatile office space with a practical layout



Parking

Ample surface parking



Close proximity to amenities

Short drive to a host of amenities including retail, banks and restaurants



High Traffic

Vibrant and bustling environment with great visibility

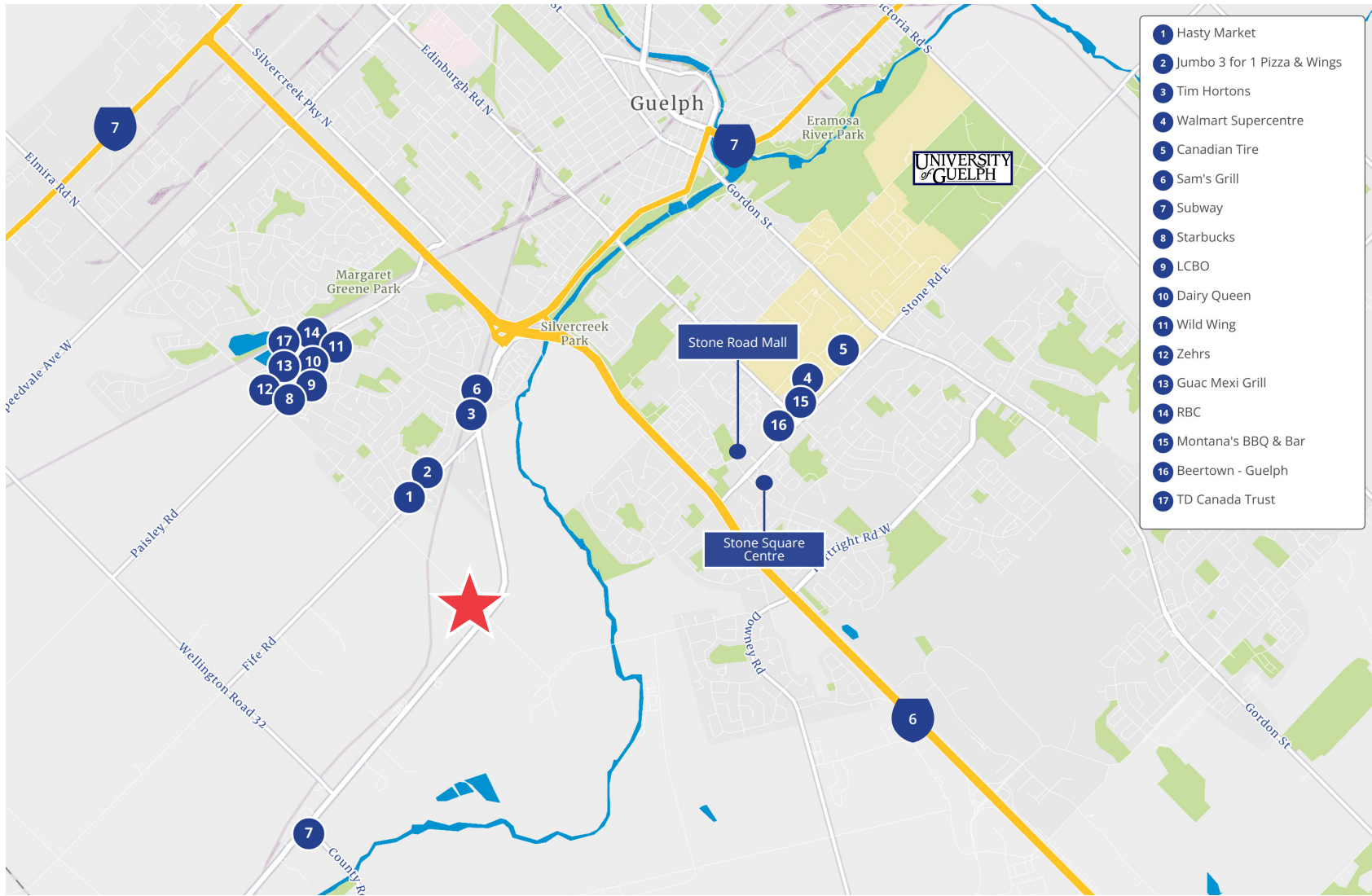


Suitable for Many Uses

Zoning permits a wide range of employment and business uses

Amenities Map

 **Property Location:**
5068 Whitelaw Road

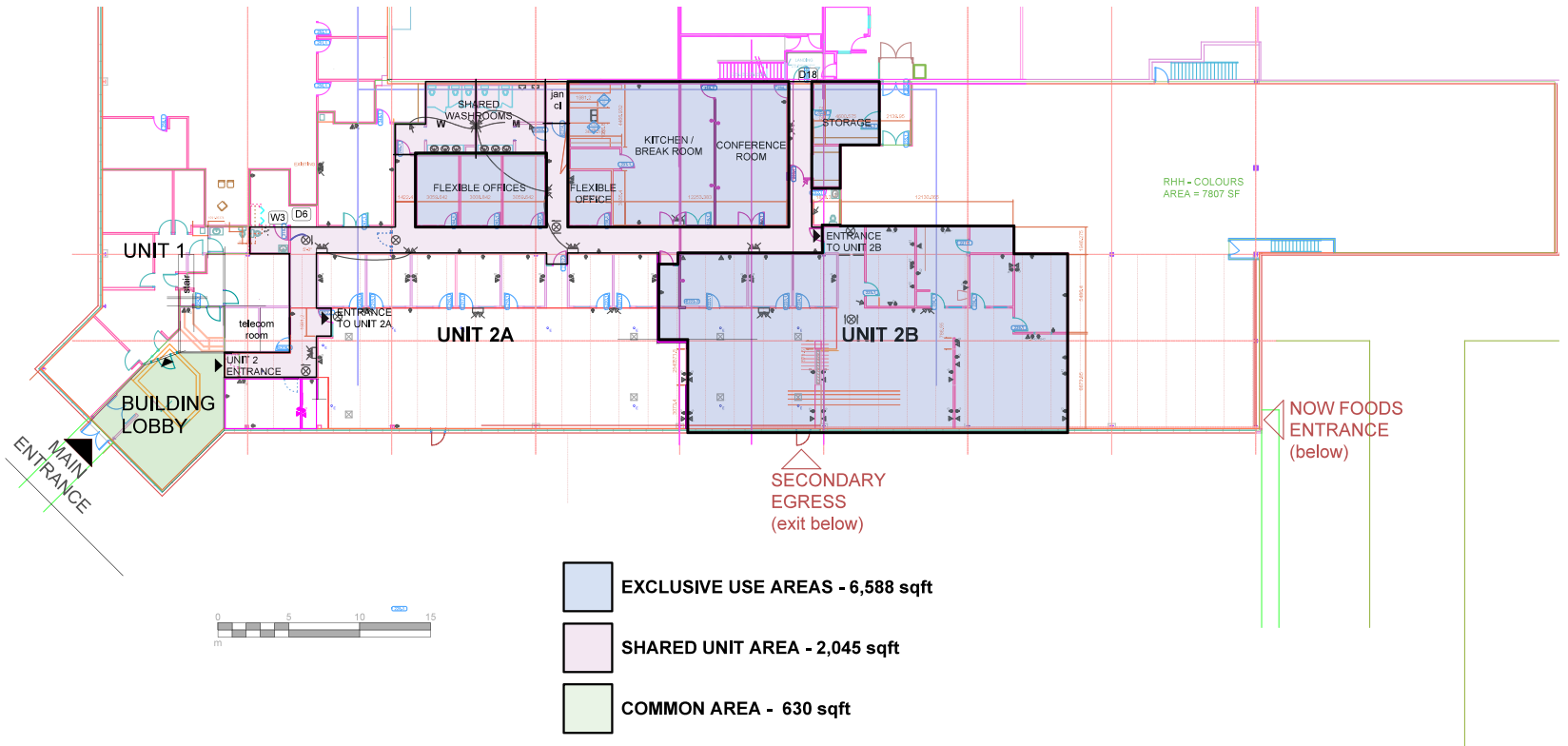


- 1 Hasty Market
- 2 Jumbo 3 for 1 Pizza & Wings
- 3 Tim Hortons
- 4 Walmart Supercentre
- 5 Canadian Tire
- 6 Sam's Grill
- 7 Subway
- 8 Starbucks
- 9 LCBO
- 10 Dairy Queen
- 11 Wild Wing
- 12 Zehrs
- 13 Guac Mexi Grill
- 14 RBC
- 15 Montana's BBQ & Bar
- 16 Beertown - Guelph
- 17 TD Canada Trust

Property Photos



FLOOR PLAN





5068 Whitelaw Road, Unit 2B | Guelph, ON

Will Kissick
Sales Representative
Kitchener, ON
+1 519 904 2202
will.kissick@colliers.com

Copyright © 2026 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026 Colliers Macaulay Nicolls Inc Canada.



collierscanada.com

Accelerating success.